

Fauquier County Department of Community Development
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www.fauquiercounty.gov

SPECIAL EXCEPTION APPLICATION CHECKLIST Page 1 of 3

Pre-application conference with Planning Department is mandatory to clarify requirements.

Please type or print legibly .

REQUIREMENT	YES	NO	N/A - State reason Use separate sheet if necessary
DOCUMENTATION			
1. Completed Land Development Application form, including indication of category/subcategory as appropriate.			
2. Fee check.			
3. Conflict of Interest Statement. (15 copies)			
4. Special Exception Plat, folded . * (15 copies) 11" X 17" reduction.			
5. Fauquier County Parcel Identification Map. (with subject property highlighted in red)			
6. Statement of Justification ** (15 copies)			
7. Optional - Photographs of the property showing existing structures, terrain and vegetation.			
8. Additional information as requested.			
9. Completed, signed Special Exception Application Checklist.			
* SPECIAL EXCEPTION PLAT REQUIREMENTS See Section 5.011 of Zoning Ordinance for details. Zoning Ordinance online at www.fauquiercounty.gov			
The Special Exception Plat shall:			
1. Be drawn at approved scale.			
2. Show boundaries of entire property, with bearings and distances on all boundary lot lines.			
3. Show the total area of the property in square feet or acres.			
4. Include the scale and north arrow.			
5. Show public right(s)-of-way, including names, route numbers and width.			
6. Indicate proposed means of ingress and egress to the property from a public street.			
7. Show parking spaces, existing and/or proposed, indicating minimum distance from the nearest property line.			
8. Incorporate latest County Soil Survey Map (or Type 1 Soil map if available) along with the "Summary of Soil Characteristics and Use Potential" for each mapping unit from the most current <i>Interpretive Guide to Soils of Fauquier Co.</i> and 5-foot contours from the County GIS Department. State source and original scale.			
9. Where appropriate, a statement from the Health Department indicating that available facilities are adequate for the proposed use or indication that the subject property is served by public water and/or sewer.			
10. Include a map (3" X 3") showing vicinity of property.			
11. Where applicable, seating capacity, usable outdoor recreation area, emergency access, bicycle parking, fencing, limits of clearing, landscaping and screening, outside lighting, loud speaker, required and/or proposed improvements to public right(s)-of-way.			
12. Include seal and signature of person certifying the plat.			

SPECIAL EXCEPTION APPLICATION CHECKLIST Page 2 of 3**** STATEMENT OF JUSTIFICATION REQUIREMENTS****SUBMITTED****(AS APPLICABLE) See Article 5 of Zoning Ordinance****YES****NO****N/A**

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|--|--|--|--|
| 1. Include the type(s) of operation(s). | | | |
| 2. Include hours of operation. | | | |
| 3. Include an estimated number of patrons/clients/patients/pupils/ etc. | | | |
| 4. Include the proposed number of employees, attendants, teachers etc. | | | |
| 5. List qualifications of applicant and operators of the proposed use. Where applicable, submit a copy of professional or occupational certification or license. | | | |
| 6. Provide estimate of traffic impact of proposed use, including the maximum expected trip generation and the distribution of such trips by mode and time of day. | | | |
| 7. State vicinity or general area to be served by the use. | | | |
| 8. For other than residential development, description of building façade and architecture of proposed new building or addition. | | | |
| 9. A statement that the proposed use conforms to the provision of all applicable conditions, or if any waiver, exception or variance is sought by the applicant from such ordinance, regulations, standards and conditions, such shall be specifically noted with the justification for any such modification. | | | |

ADDITIONAL REQUIREMENTS

See Article 5 of Zoning Ordinance under the specific category number for any additional submission requirements or standards that must be met.

CERTIFICATION OF APPLICATION SUBMISSION

I hereby certify that the stated information is included in the attached special exception application and accompanying materials. Further, I have included on the plat any conditions required by proffers of an approved rezoning, or required by special exception or variance approval, special agreements or covenants.

Engineer or Surveyor's Signature

Firm Name

Date

Application: _____ Accepted _____ Rejected

Development Technician/Planner

Date

ADDITIONAL STANDARDS FOR EACH SPECIAL EXCEPTION CATEGORY Page 3 of 3

Please refer to Article 5 of the Fauquier County Zoning Ordinance for the specific standards that apply to each special

SPECIAL EXCEPTIONS

PART 0		General Provisions
PART 100	Category 1	Residential Uses
PART 200	Category 2	Residential Businesses
PART 300	Category 3	Transient Housing
PART 400	Category 4	Community Uses
PART 500	Category 5	Educational Uses
PART 600	Category 6	Institutional Uses
PART 700	Category 7	Adaptive Uses
PART 800	Category 8	Temporary Uses
PART 900	Category 9	Outdoor Recreation
PART1000	Category 10	Recreation and Amusement
PART 1100	Category 11	Public and Quasi-Public Uses
PART 1200	Category 12	Commercial Retail Uses
PART 1300	Category 13	Commercial Business and Personal Services
PART 1400	Category 14	Motor Vehicle Related Uses
PART 1500	Category 15	Wholesaling and Processing
PART 1600	Category 16	Limited Industrial
PART 1700	Category 17	General Industrial
PART 1800	Category 18	Agriculture
PART 1900	Category 19	Extraction
PART 2000	Category 20	Public Utilities
PART 2100	Category 21	Transportation
PART 2200	Category 22	Interment Uses
PART 2300	Category 23	Floodplain Uses
PART 2400	Category 24	Increase in Building Height
PART 2500	Category 25	Modification of lot size, width or frontage requirements
PART 2600	Category 26	Decrease in non-common open space
PART 2700	Category 27	Decrease in common open space
PART 2800	Category 28	Waiver of Type I private street in RA & RC zone
PART 2900	Category 29	Waiver of public street requirement in residential zone
PART 3000	Category 30	Waiver of public sewer requirements
PART 3100	Category 31	Waiver of public/central water requirements